

August 2, 2010

Barry Wood
Director, Assessment Division
DLGF

Dear Barry:

This narrative is supplemental to the Microsoft Excel spreadsheet containing the **Elkhart County 2010 Ratio Study** data. The excel file named Elkhart County 2010 Ratio Study contains a tab for each of the seven required classes of property to be analyzed as well as a summary tab with a synopsis of the required data. The excel file does not contain formulas used to make the calculations as another software package was used to perform the analysis.

Residential Vacant: There is minimal valid sales data. Only the townships of Baugo, Concord and Washington have sufficient sales data to analyze in the Ratio Study. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Agricultural Improved: There is minimal valid sales data. Only the townships of Clinton, Jackson and Middlebury have sufficient sales data to analyze in the Ratio Study. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Commercial Improved and Commercial Vacant: There is minimal valid Commercial Vacant sales data to analyze. Therefore, the valid sales data in both of these property classes are combined and analyzed. Only the townships of Concord and Elkhart have sufficient sales data to analyze in the Ratio Study. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Industrial Improved and Industrial Vacant: There is minimal valid Industrial Vacant sales data to analyze. Therefore, the valid sales data in both of these property classes are combined and analyzed. Only Concord Township had sufficient sales to analyze in the Ratio Study. The remaining valid sales are combined and analyzed and listed as Combined Remainder.

Lastly, some multi-parcels sales were analyzed and are included in the Ratio Study. I have made those parcels bold in each property class tab. Also, at the bottom of each property class excel sheet I have listed the parcel(s) associated with each of the multi-parcel sale.

Hopefully this narrative will assist you in your review of the Elkhart County 2010 Ratio Study.

Respectfully Submitted,
Cathy Searcy
Elkhart County Assessor

